

Fill in this information to identify the case:

United States Bankruptcy Court for the:

Northern District of Texas
(State)

Case number (if known): _____ Chapter 11

☐ Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Ennis I-45 11 Acre, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names, and *doing business* as names

3. Debtor's federal Employer Identification Number (EIN) 8 3 - 0 9 9 6 6 2 5

4. Debtor's address

Principal place of business

590 S. I-45
Number Street

Ennis TX 75119
City State ZIP Code

Ellis County
County

Mailing address, if different from principal place of business

401 N. Carroll Ave., Ste 598
Number Street

P.O. Box

Southlake TX 76092
City State ZIP Code

Location of principal assets, if different from principal place of business

Number Street

City State ZIP Code

5. Debtor's website (URL) ennisluxuryrv.com

Debtor Ennis I-45 11 Acre, LLC Case number (if known) _____
Name

6. Type of debtor

- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
☐ Partnership (excluding LLP)
☐ Other. Specify: _____

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the above

B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
☐ Chapter 9
☒ Chapter 11. *Check all that apply:*
☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.
☐ A plan is being filed with this petition.
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.
☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No
☐ Yes. District _____ When _____ Case number _____
MM / DD / YYYY
District _____ When _____ Case number _____
MM / DD / YYYY

If more than 2 cases, attach a separate list.

Debtor Ennis I-45 11 Acre, LLC Case number (if known) _____
Name

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

☒ No

☐ Yes. Debtor _____ Relationship _____
District _____ When _____
MM / DD / YYYY
Case number, if known _____

List all cases. If more than 1, attach a separate list.

11. Why is the case filed in this district?

Check all that apply:

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property? 590 S. I-45

Number

Street

Ennis

City

TX

State

75119

ZIP Code

Is the property insured?

☐ No

☒ Yes. Insurance agency Outdoor Insurance Agency

Contact name

Frank Hursh

Phone

(888) 330 - 0661

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

☒ Funds will be available for distribution to unsecured creditors.

☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5,001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

Debtor Ennis I-45 11 Acre, LLC Case number (if known) _____
Name

15. Estimated assets

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities

- | | | |
|--|---|--|
| <input type="checkbox"/> \$0-\$50,000 | <input type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input checked="" type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 03 / 31 / 2025
MM / DD / YYYY

X /s/John McGaugh

Signature of authorized representative of debtor

Title Manager

John McGaugh

Printed name

18. Signature of attorney

X /s/Kyung S. Lee

Signature of attorney for debtor

Date 04 / 01 / 2025
MM / DD / YYYY

Kyung S. Lee

Printed name

Shannon & Lee LLP

Firm name

2100 Travis St., STE 1525

Number Street

Houston

City

TX

State

77002

ZIP Code

(713) 301-4571

Contact phone

klee@shannonleellp.com

Email address

12128400

Bar number

Texas

State

**WRITTEN RESOLUTION OF THE MANAGERS OF
ENNIS I-45 11 ACRE, LLC**

April 1, 2025

The undersigned, being the all of the Managers (the "Managers") of Ennis I-45 Acre, LLC (the "Company"), hereby approve of the following actions of the Company:

WHEREAS, the Company has determined that it is in the best interests of creditors and residual claimants to seek the reorganization of the Company through the filing of a chapter 11 petition for the Company;

WHEREAS, bankruptcy counsel to the Company has advised the Company of its obligations and will continue to be available to advise the Company on acting as a debtor-in-possession;

NOW, THEREFORE, IT IS RESOLVED as follows:

1. The Company is hereby authorized to commence a voluntary petition for chapter 11 relief with the appropriate United States Bankruptcy Court in Texas.

2. Ennis 11 Management Company, LLC, through John McGagh, is authorized to and shall take all actions necessary, appropriate, or desirable for either the reorganization or liquidation of the Company in such chapter 11 case and to carry out the terms and intent of the foregoing resolution.

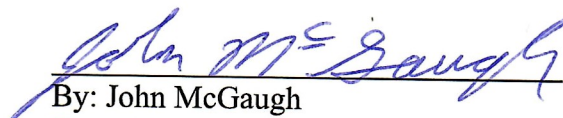
3. The Company is authorized and directed to retain Shannon & Lee LLP as its bankruptcy counsel in such chapter 11 case under reasonable terms and conditions, which retention should be approved by the Bankruptcy Court.

4. The Managers of the Company are hereby authorized to conduct the business of the Company as a debtor-in-possession, including but not limited to operating the debtor, seeking authority to use cash collateral, borrowing funds, retaining professionals as necessary to support management's reorganization efforts and seek confirmation of a plan, sale of the assets or conversion of the case, as the Managers, creditors and court may decide.

IN WITNESS WHEREOF, the undersigned, being the Managers of the Company has executed this consent as of the date first above written.

[Signature Page follows]

ENNIS 11 MANAGEMENT COMPANY, LLC

A handwritten signature in blue ink, appearing to read "John McGaugh", is written over a horizontal line.

By: John McGaugh

Title: Managing Member

Fill in this information to identify the case:

Debtor name Ennis I-45 11 Acre, LLC
 United States Bankruptcy Court for the: Northern District of Texas
 (State)
 Case number (If known): _____

☐ Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

| | Name of creditor and complete mailing address, including zip code | Name, telephone number, and email address of creditor contact | Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts) | Indicate if claim is contingent, unliquidated, or disputed | Amount of unsecured claim | | |
|---|---|---|---|--|-----------------------------------|---|-----------------|
| | | | | | Total claim, if partially secured | Deduction for value of collateral or setoff | Unsecured claim |
| 1 | Doug Taft 102 Olives Branch Shady Shores, TX 76208 | (469) 867 - 3267 kaw270@yahoo.com | Loan | | | | \$200,000 |
| 2 | Bay Point Capital Ptnrs. II, LP 3050 Peachtree Road NW STE 740 Atlanta, GA 30305 | Bill Madson billmadson@baypointadvisors.com | Loan | | \$4,000,000 | | |
| 3 | Christina Vasquez | (214) 298-6444 christin.olney@sbcglobal.net | Services | | | | \$2,500 |
| 4 | Buzzworthy Property Mgmt. | (682) 551-4498 sculver@buzzworthypm.com | Services | | | | \$10,000 |
| 5 | Cirro Energy 2475 Dallas Pkwy #200 Plano, TX 75093 | (888) 774-1776 | Services | | | | \$5,445 |
| 6 | City of Ennis Water Dpt. 107 N. Sherman St. Ennis, TX 75119 | (972) 875-1234 | Services | | | | \$1,817 |
| 7 | | | | | | | |
| 8 | | | | | | | |

Debtor **Ennis I-45 11 Acre, LLC** Case number (if known) _____
Name

| | Name of creditor and complete mailing address, including zip code | Name, telephone number, and email address of creditor contact | Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts) | Indicate if claim is contingent, unliquidated, or disputed | Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim. | | |
|----|---|---|---|--|--|---|-----------------|
| | | | | | Total claim, if partially secured | Deduction for value of collateral or setoff | Unsecured claim |
| 9 | | | | | | | |
| 10 | | | | | | | |
| 11 | | | | | | | |
| 12 | | | | | | | |
| 13 | | | | | | | |
| 14 | | | | | | | |
| 15 | | | | | | | |
| 16 | | | | | | | |
| 17 | | | | | | | |
| 18 | | | | | | | |
| 19 | | | | | | | |
| 20 | | | | | | | |

Fill in this information to identify the case and this filing:

Debtor Name Ennis I-45 11 Acre, LLC
United States Bankruptcy Court for the: Northern District of Texas
(State)
Case number (If known): _____

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule _____
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 4 / 01 / 2025
MM / DD / YYYY

X /s/John McGaugh
Signature of individual signing on behalf of debtor

John McGaugh
Printed name

Manager
Position or relationship to debtor

United States Bankruptcy Court
Northern District of Texas

In re: Ennis I-45 11 Acre, LLC

Case No.

Chapter 11

Debtor(s)

Verification of Creditor Matrix

The above-named Debtor(s) hereby verify that the attached list of creditors is true and correct to the best of their knowledge.

Date: 04/01/2025

/s/John McGaugh

Signature of Individual signing on behalf of debtor

Manager

Position or relationship to debtor

VC Blue Skies Enterprises, LLC
Attn: Vince Callender
2613 Flameleaf Dr.
Grapevine, TX 76051

Quest IRA FBO Donna Freeman
17171 Park Row Ste 100
Houston, TX 77084

Quest IRA FBO Nadeem Khan
17171 Park Row Ste 100
Houston, TX 77084

Quest IRA FBO Sherry Le
17171 Park Row Ste 100
Houston, TX 77084

Quest IRA FBO Susan Derrick
17171 Park Row Ste 100
Houston, TX 77084

Quest IRA FBO Bradley E Yates
17171 Park Row Ste 100
Houston, TX 77084

Quest IRA FBO Anthony Deason
17171 Park Row Ste 100
Houston, TX 77084

Quest IRA FBO Ryne Shirley
17171 Park Row Ste 100
Houston, TX 77084

J&K Joint Venture
346 Still Forest Dr.
Coppell, TX 75019

Ians Trust
140 E Irving Blvd
Irving, TX 75060

Longwei Investments, LLC
PO Box 6012
Frisco, TX 75035

Paul Starnes
1612 River Birch Dr.
Flower Mound, TX 75028

TA Investments Holdings Services MFI, LLC
1429 NW 168th St.
Edmond, OK 73012

Doug Taft
102 Olives Branch
Shady Shores, TX 76208

IRA Trust Services
FBO James Westfall
3000 N Stemmons Apt 1157
Lewisville, TX 75077

Bradley E Yates
1113 Brookside Dr.
Hurst, TX 76053

77 Southwest Development Co, LLC
401 N Carroll Avenue, Ste 166
Southlake, TX 76092

Ennis 11 Management Company, LLC
401 N Carroll Avenue, Ste 166
Southlake, TX 76092

Doug Truong
6328 Meadow Crest Lane
Sachse, TX 75048

Adam Diehl
318 Dove Creek Trail
Southlake, TX 76092

Jennifer Weinberger
1806 Harvest Moon Dr.
Grapevine, TX 76501

Richard Muller
540 Commerce St.
Southlake, TX 76092-9113

Olga Svirskiaia
1720 Wimbledon Dr.
Bedford, TX 76021

Dragon Capital Corp
86 Country Rd. 2938 N
Pittsburg, TX 75686

Greg Furness
974 Southwick Ln
Allen, TX 75013

Micheal O'Neil
973 Rockport Lane
Allen, TX 75013

Rock Hostletler
161 Paradise Cove
Shady Shores, TX 76208

RLM Fortune, LLC
210 N. Ector. Dr. Unit 194
Euless, TX 76039

Mix Family Trust
320 Quite Valley Drive
Coppell, TX 75019-2665

Lee Milteer
3880 Jefferson Blvd.
Virginia Beach, VA 23455-4018

Allen Cox
839 E. Bethel School Rd.
Coppell, TX 75019

PAMS Investment, LLC
5698 Broadgreen Road
Frisco, TX 75036

Christ Kyle Memorial Trust
TTE Bill Waubourn
PO Box 151305
Arlington, TX 76015

Bo Guan
29381 Thackery Dr
Laguna Niguel, CA 92677

ICER, LLC
5001 Cyndur Drive
Lewisville, TX 75056

Sophic Holdings, LLC
7131 Colleyville Blvd, Unit 103
Colleyville, TX 76034

GrowCo Capital, LLC
133 Nursery Lane
Fort Worth, TX 76114

JHANN Elements, Inc.
7131 Colleyville Blvd, Unit 103
Colleyville, TX 76034

Jose Terrazas
718 N. Lucas Dr
Grapevine, TX 76051

Kavitha Parackal Trust
128 Circle Ridge Drive
Burr Ridge, IL 60527

Kristin Perkins
832 Yellowstone Dr
Grapevine, TX 76051

Koios Consulting, LLC
1460 Blue Jay Circle
Weston, FL 33327

The Boswell Marketing Group, LLC
839 Yellowstone Dr.
Grapevine, TX 76051

Loren Edwards
6718 Grand Canal Ct.
San Angelo, TX 76904

Manohotan Pillia, Flokio, LLC
25928 Donovan Dr.
Chantilly, VA 20152

Matt Hill
5108 Dunster Dr
McKinney, TX 75070

Michael Wallace
3915 Patras Dr
Pasadena, TX 77505

Raymond Grambow
10930 N. P. Street
La Porte, TX 77571

Red Dragon LLC
1422 Wathan Dr
Southlake, TX 76092

Renjit Lal
13791 Louisiana Lane
Frisco, TX 75035

Yuen L Yeung
2409 Knollwod Ct
Arlington, TX 76006

Sangeeth Ponahil
Dba PSN Associates, LLC
5001 Cyndur Drive
Lewisville, TX 75056

Ivy Lai Wa Leung
7809 Foxhound Road
McLean, VA 22102

Midwest Regional, LLC
1313 Bay Meadow Drive
Southlake, TX 76092

Rajshree Investments, LLC
4420 Caledonia Creek Lane
Plano, TX 75024

Ensoleille, LLC
4552 Ethridge Dr.
Plano, TX 75024

AYMC Holdings, LP
PO Box 250888
Plano, TX 75025-0888

Michael Rotz
9960 W. Sandy River Dr
Boise, ID 83709

Allison Moist
241 N 300 W
Torrey, UT 84775

Anthony Deason
2521 Pillory Point
Schertz, TX 78108

Rena Blaser
2285 Coopers Way
Blackfoot, ID 83221

Ennis RV Storage, LLC
2217 Pecos Drive
Grapevine, TX 76501

Andrew Blaser
1160 Sage Dr
Pocatello, ID 83204

Ellis County Texas
109 South Jackson
Waxahachie, TX 75165

City of Ennis, Texas
107 N. Sherman St.
Ennis, TX 75119

Internal Revenue Service
P. O. Box 7346
Philadelphia, PA
19101-7346

Bay Point Capital Ptnrs. II,
LP
3050 Peachtree Road NW
STE 740
Atlanta, GA 30305

Cirro Energy
2745 Dallas Pkwy #200
Plano, TX 75093

City of Ennis Water Dept
107 N. Sherman St.
Ennis, TX 75119